



PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on June 17, 2015, 3:30 P.M. in the Third Floor Conference Room at the Williamsburg Municipal Building, 401 Lafayette Street, to consider the following:

PCR #15-012: Request of Williamsburg Montessori School for a special use permit for a "satellite campus" for upper elementary and middle school at 800 Richmond Road and 104 Brooks Street (formerly Suter's Handcrafted Furniture). These properties are zoned LB-2 Limited Business Neighborhood District and RS-2 Single Family Residential District.

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to Planning Commission.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, June 10, 2015.

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive, flowing style.

Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Planning Commission

DATE: May 15, 2015

**SUBJECT: PCR #15-012
Request of Williamsburg Montessori School for a special use permit to locate a "satellite campus" for upper elementary and middle school at 800 Richmond Road**

Williamsburg Montessori School is proposing to operate an upper elementary (grades 4-6) and middle (grades 7-8) school at 800 Richmond Road which requires a special use permit in the LB-2 Limited Business District. The school currently has two "satellite campuses" in the City at 420 Scotland Street and 201 Penniman Road that will be closed and combined into one campus at this site if a special use permit is granted. The applicant proposes to serve 50 students at this location consisting of 30 students in grades 4-6 and 20 students in grades 7-8. The applicant's statement is attached.



COMPREHENSIVE PLAN

The 2013 Comprehensive Plan designates this parcel as Mixed Use land use, which is defined by the Plan as follows:

This Mixed Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization and adaptive reuse, where appropriate, of existing historic structures.

Mixed Use is implemented by the LB-2 Limited Business Neighborhood District for the Arts and Cultural District area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family, duplex dwellings, banks, bake shops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and retail stores. More intensive uses, such as multifamily dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding 10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwellings units/net acre, and up to 14 dwelling units/net acre with a special use permit.

Land to the north and east are designated Mixed Land Use with areas to the south and west designated as Low-Density Single Family Detached Residential land use.

ZONING

This property is located in the Limited Business Neighborhood District LB-2.

The statement of intent for the LB-2 District reads:

This district is established to allow a mixture of office, commercial and residential uses in areas that are designated by the Comprehensive Plan and Mixed Use land use, and which are located outside of the City Center area. In keeping with the urban mixed use character of these areas, studios and workshops for artists and artisans are allowed with a special exception. Higher intensity uses such as buildings with a floor area exceeding 10,000 square feet, multifamily dwellings, hotels with more than ten rooms, and larger restaurants may be allowed with a special use permit to ensure that the use is compatible with surrounding neighborhoods.

Land to the north and east are zoned Limited Business Neighborhood District LB-2 with land to the south and west designated Single-Family Dwelling District RS-2.

SPECIAL USE PERMIT

The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

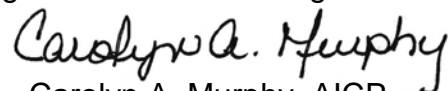
The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.
- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel that any additional studies are needed in order to make a decision on this request.

PUBLIC HEARING DATE

A public hearing is scheduled for the regular Planning Commission meeting on June 17.


Carolyn A. Murphy, AICP
Deputy Planning Director



WILLIAMSBURG
MONTESSORI
SCHOOL

Williamsburg Montessori School
4200 Longhill Road
Williamsburg, VA 23188

April 30, 2015

Miss Carolyn A. Murphy, Deputy Planning Director
CITY OF WILLIAMSBURG
Planning Department
401 Lafayette Street
Williamsburg, Virginia 23185

Dear Ms. Murphy,

RE: **800 Richmond Road, Williamsburg, Virginia**
Tax Map No. 434-0A-00-010

Thank you for your consideration of the Williamsburg Montessori School's Special Use Permit (SUP) for the property located at 800 Richmond Road as a possibility to house our upper elementary and middle school programs.

Since 1982, the Williamsburg Montessori School has been the sole provider of Montessori education in Williamsburg. In those 33 years, we have grown steadily from a small program serving primarily pre-school age children to a flourishing school serving children between eighteen months to fourteen years. Our enrollment has outpaced our facility on Longhill Road and has created the need for additional satellite campuses in the City of Williamsburg.

The upper elementary classroom has been located at 420 Scotland Street since 2004 and our students have thoroughly enjoyed the proximity to Colonial Williamsburg and Merchant's Square. Our classes have made many a visit to Colonial Williamsburg, the Muscarelle Museum, William & Mary Swem Library, Williamsburg Regional Library, various local restaurants and shops. Just today, they headed to Colonial Williamsburg garden shop to purchase herbs and flowers to plant in their garden onsite.

Our middle school moved to 201 Penniman Road in 2013 and has also enjoyed all the area has to offer. They explore the historic area, picnic at Bicentennial and Highland Parks, take field trips to local Latin markets and restaurants, sketch baby animals in Colonial Williamsburg and study water quality in area rivers and streams.

Being able to combine the two programs into one location will enable us to expand our mission for upper elementary and middle school students. Dr. Montessori wrote that it is during a child's elementary and adolescent years, education should aim to give them "the keys to the universe." In theory that means a greater focus on abstraction and moral development with an

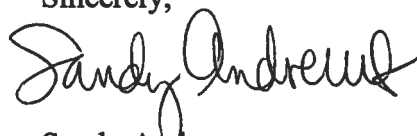
eye toward the discrimination of one's responsibility as a citizen and one's commitment to creating a peaceful world. In practice it means "going out" into the community for extended field study, service projects and exploring cultural and intellectual opportunities in the local community. What better place to discover citizenship and stewardship than Williamsburg?

For the City of Williamsburg, this location will bring approximately 45 families to Merchants Square, the Community Building, nearby galleries, shops and restaurants on a regular basis. Being in the "arts district" would allow our students to explore the cultural resources of the City while giving us a premium location to host summer art camps. We will be able to make the City our classroom, which will offer infusions of both commerce and commitment to the preservation and prosperity of the City.

We have given thoughtful consideration to traffic control during our drop off and pick up times and how to best utilize the green space behind the building. For pick up and drop off, we would stagger the start and end times between the two programs so one group is dropped off between 8:00-8:15 AM and the other between 8:20-8:40 AM with a similar twenty minute delay in the afternoon. For field trips, we have a small activity bus which can easily pull into and exit the parking lot without obstructing traffic. At our current location on Scotland Street, our students use the outdoor space for lunch, outside work and gardening. I hope to use the green space at this location for the same. We would bring our round concrete tables and benches for lunch and work time and install some raised beds or patio planters for gardening. We would not bring in any playground equipment since our students get their fitness from walking and jogging, tennis sessions at William & Mary McCormack-Nagelsen Center, fitness sessions at CrossFit Williamsburg and other offsite opportunities.

I would be happy to meet anytime if there are any questions or if more information is required. In the meantime, I thank you again for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Sandy Andrews". The signature is written in a cursive style with a large, prominent "S" and "A".

Sandy Andrews
Head of School